

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Ventura County

State: CA

PJ's Total HOME Allocation Received: \$18,784,130

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 92			
% of Funds Committed	100.00 %	90.22 %	1	90.66 %	100	100	
% of Funds Disbursed	93.91 %	80.19 %	3	81.06 %	96	97	
Leveraging Ratio for Rental Activities	12.13	5.73	1	4.62	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	72.76 %	1	81.27 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	82.91 %	60.11 %	23	68.23 %	68	74	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	90.09 %	78.04 %	22	79.86 %	64	71	
% of 0-30% AMI Renters to All Renters***	63.79 %	41.03 %	13	44.82 %	77	82	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	97.41 %	92.04 %	46	94.65 %	38	39	
Overall Ranking:			In State:	2 / 92	Nationally:	95 96	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$50,125	\$32,339		\$25,419	232 Units	44.70 %	
Homebuyer Unit	\$27,709	\$19,480		\$14,530	182 Units	35.10 %	
Homeowner-Rehab Unit	\$23,494	\$26,371		\$20,251	48 Units	9.20 %	
TBRA Unit	\$1,275	\$2,782		\$3,156	57 Units	11.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Ventura County CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$286,031	\$103,682	\$23,494
State:*	\$125,042	\$108,908	\$27,200
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.2 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.07

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	52.7	39.9	93.8	33.3
Black/African American:	1.3	1.1	0.0	5.3
Asian:	0.9	3.4	0.0	1.8
American Indian/Alaska Native:	0.9	0.6	0.0	1.8
Native Hawaiian/Pacific Islander:	0.9	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	1.1	0.0	1.8
Asian/Pacific Islander:	1.3	1.7	0.0	0.0

ETHNICITY:

Hispanic	42.0	52.2	6.3	56.1
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HOUSEHOLD SIZE:

1 Person:	51.3	18.5	45.8	10.5
2 Persons:	15.9	19.7	45.8	26.3
3 Persons:	10.2	18.0	4.2	33.3
4 Persons:	8.8	27.5	0.0	15.8
5 Persons:	7.1	9.0	2.1	3.5
6 Persons:	4.9	5.1	2.1	8.8
7 Persons:	1.3	1.7	0.0	1.8
8 or more Persons:	0.4	0.6	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	46.5	17.4	4.2	8.8
Elderly:	7.5	4.5	70.8	0.0
Related/Single Parent:	20.4	17.4	4.2	70.2
Related/Two Parent:	23.5	53.9	6.3	15.8
Other:	2.2	6.7	14.6	5.3

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	21.7	0.0 [#]
HOME TBRA:	0.4	
Other:	26.5	
No Assistance:	51.3	

of Section 504 Compliant Units / Completed Units Since 2001 122

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Ventura County

State: CA

Group Rank: 95
(Percentile)

State Rank: 2 / 92 PJs

Overall Rank: 96
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	82.91	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	90.09	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	97.41	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	1.34	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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